

**POLK COUNTY  
DEVELOPMENT REVIEW COMMITTEE  
CASE OVERVIEW**

<b>DRC Date:</b>	January 10, 2019	<b>Level of Review:</b>	4
<b>PC Date:</b>	April 3, 2019	<b>Type:</b>	Small Scale Comprehensive Plan Map Amendment (CPA)
<b>BoCC:</b>	May 21, 2019	<b>Case Number:</b>	LDCPAS-2018-13
<b>Applicant:</b>	Citrus Ridge At 27, LLC/ Liau /Tedrow	<b>Case Planner:</b>	Julie Fife, Planner II

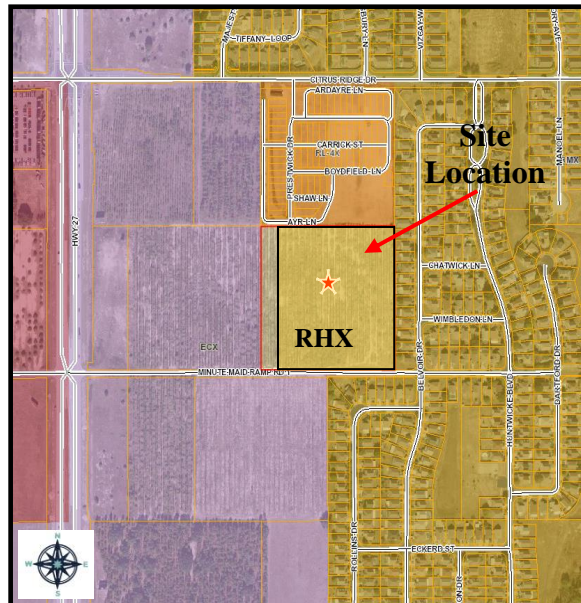
<b>Request:</b>	This is an applicant initiated request for a <i>Small Scale Comprehensive Plan Map Amendment</i> (CPA) approval to change the designated land use from Employment Center “X” (ECX) to Residential High “X” (RHX), resulting in a land use change on 8.359 +/- acres.
<b>Location:</b>	The subject property is located west of Belvoir Drive, east of Highway 27, south of the Citrus Ridge Drive, north of Crescent Road in Section 20, Township 26, and Range 27.
<b>Property Owner:</b>	Paul Liao
<b>Parcel Size (Number):</b>	9.83+/- acres; 272620-705500-030281
<b>Land Use District:</b>	Employment Center X
<b>Development Area/Overlays:</b>	Transit Supportive Development Area (TSDA), North Ridge Selected Area Plan (SAP)
<b>Nearest Municipality/County:</b>	City of Davenport
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending Hearing

- Attachments:    Exhibit 1: Location Map  
                          Exhibit 2: Future Land Use Map  
                          Exhibit 3: Aerial Map

**Proposed Location**

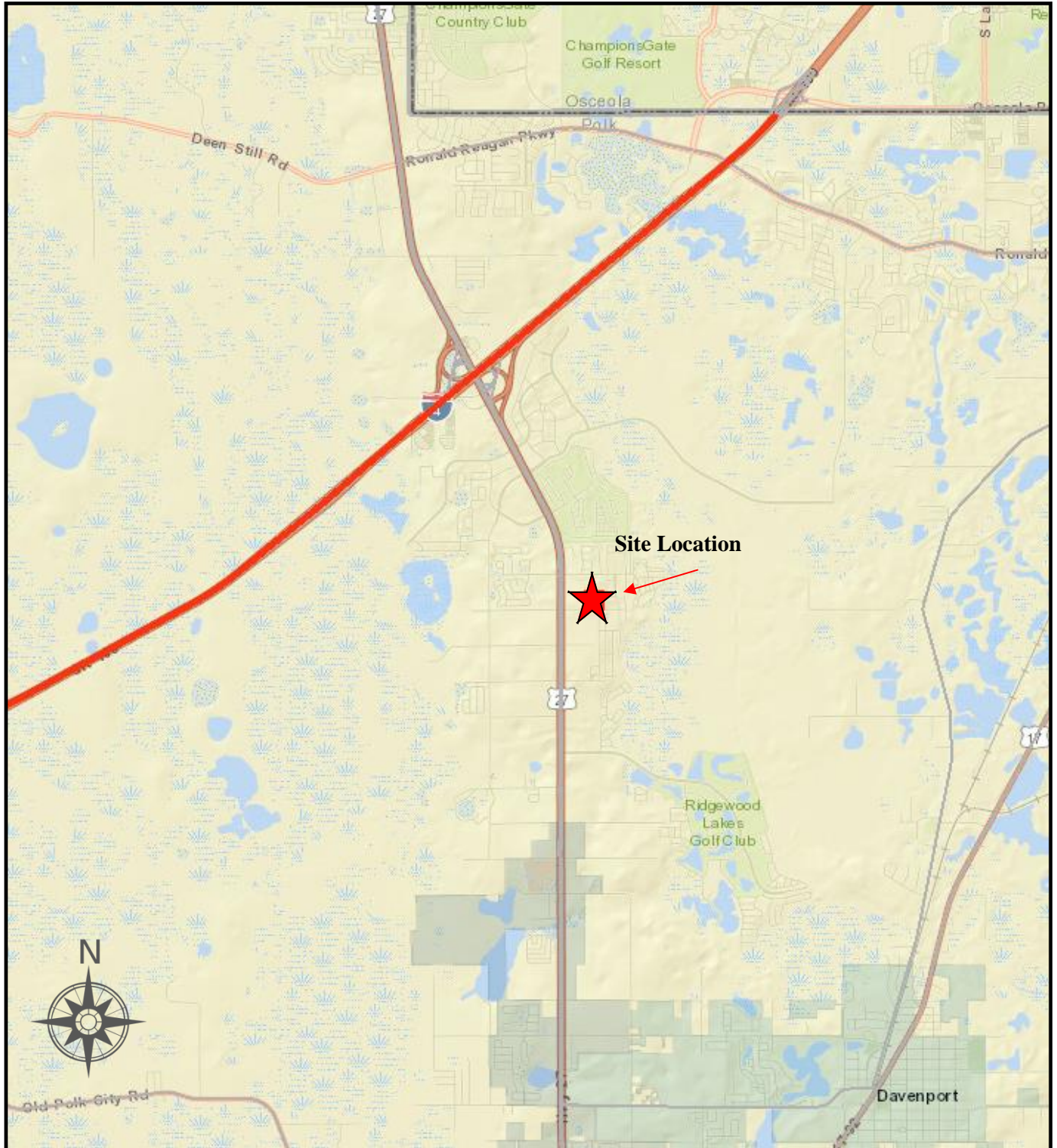


**Proposed Future Land Use Change**



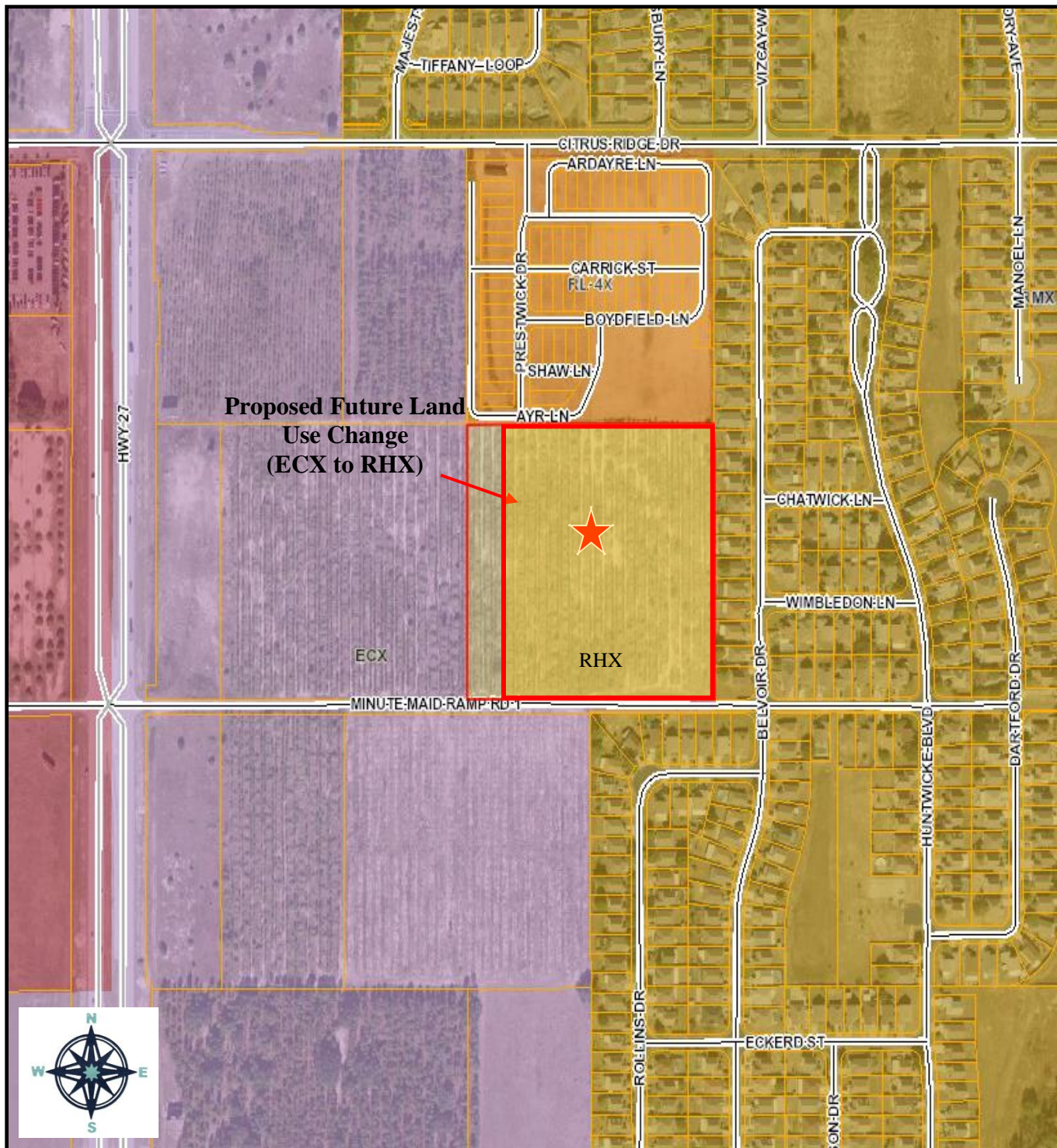
**Case Summary:**

The applicant is requesting for a Small Scale Comprehensive Plan Map Amendment (CPA) approval to change the land use from Employment Center "X" (ECX) in the Transit Supportive Development Area (TSDA) and in the North Ridge Selected Area Plan (SAP) to Residential High "X" (RHX), resulting in a land use change on 8.359 +/- acres on a 9.83 +/- acre parcel. The proposed request requires a Level 4 Review and public hearing before the Polk County Planning Commission scheduled for April 3, 2019.



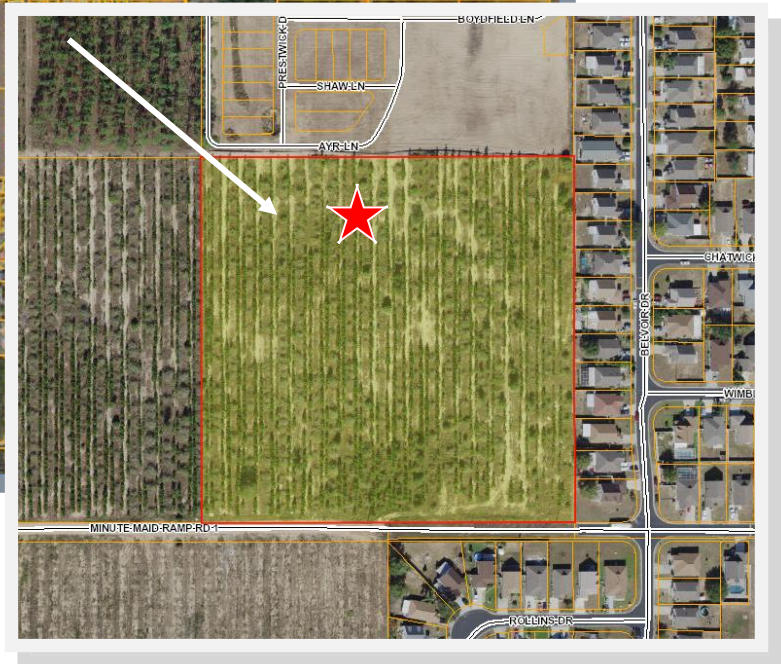
**Location Map**





# Future Land Use Map





# AERIAL OF SITE